152.0	0007	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	789,500 / 789,500
					USE VALUE:	789,500 / 789,500
					ASSESSED:	789,500 / 789,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		HAWTHORNE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BENNETT AMY L &
Owner 2:	DICKEY SHERYL L
Owner 3:	
Street 1:	11 HAWTHORNE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FIENMAN DONALD J & ANN R J -
Owner 2:	-
Street 1:	11 HAWTHORNE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,667 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Clapboard Exterior and 1794 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5667.000	317,500		472,000	789,500
Total Card	0.130	317,500		472,000	789,500
Total Parcel	0.130	317,500		472,000	789,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 440.08 | /Parcel: 440.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 100875

GIS Ref

GIS Ref

Insp Date 04/30/18

!11926!

PREVIOUS ASSESSMENT

Parcel ID 152.0-0007-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	317,500	0	5,667.	472,000	789,500	789,500	Year End Roll	12/18/2019
2019	101	FV	251,500	0	5,667.	442,500	694,000	694,000	Year End Roll	1/3/2019
2018	101	FV	259,700	0	5,667.	365,800	625,500	625,500	Year End Roll	12/20/2017
2017	101	FV	259,700	0	5,667.	336,300	596,000	596,000	Year End Roll	1/3/2017
2016	101	FV	259,700	0	5,667.	306,800	566,500	566,500	Year End	1/4/2016
2015	101	FV	246,200	0	5,667.	300,900	547,100	547,100	Year End Roll	12/11/2014
2014	101	FV	246,200	0	5,667.	279,700	525,900	525,900	Year End Roll	12/16/2013
2013	101	FV	246,200	0	5,667.	266,100	512,300	512,300		12/13/2012

PRINT

Date	Time
12/11/20	02:03:14

LAST REV

Date	Time
05/15/18	09:24:45

apro

PAT ACCT. 11926

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FIENMAN DONALD	58585-465		2/29/2012		544,000	No	No		
	18551-16		9/1/1987		222,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/25/2013	940	Manual	2,822	C				
5/12/2009	334	Re-Roof	6,900					
7/15/1997	416	Manual	3,000					REBUILD FRONT PORC
12/5/1994	648		6,000					REMODEL BATH
8/10/1993	381		25,000					REMODEL KITCHEN
12/4/1992	630	Manual	4,500					SUPPORTS FOR ROOM

ACTIVITY INFORMATION

Date	Result	By	Name
4/30/2018	MEAS&NOTICE	BS	Barbara S
5/1/2014	External Ins	PC	PHIL C
7/10/2013	Info Fm Prmt	EMK	Ellen K
5/29/2012	MLS	EMK	Ellen K
3/12/2009	Inspected	189	PATRIOT
1/15/2009	Measured	372	PATRIOT
11/19/1999	Meas/Inspect	270	PATRIOT
7/20/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	100875
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5667		Sq. Ft.	Site		0	80.	1.04	9									472,007						472,000	

Total AC/HA: 0.13010 | Total SF/SM: 5667 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 472,007 | Spl Credit | Total: 472,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.29575646
Const Adj.:	0.98990101
Adj $ / SQ:	160.334
Other Features:	108000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	431345
Depreciation:	113875
Depreciated Total:	317470

COMMENTS

ATTIC USED FOR STORAGE, NO HEAT IN ATIC
SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	3	Baths:	2	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

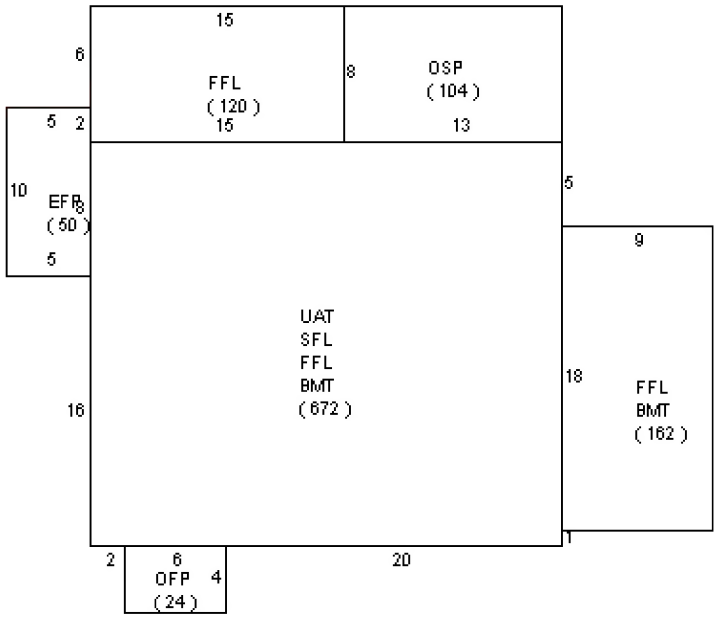
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	160.33
Special Features:	0	Val/Su Net:	113.15
Final Total:	317500	Val/Su SzAd	195.26

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	954	160.330	152,958
BMT	Basement	834	48.100	40,116
SFL	Second Floor	672	160.330	107,744
UAT	Upper Attic	168	84.660	14,222
OSP	Screen Porch	104	35.240	3,665
EFP	Enclos Porch	50	71.870	3,593
OFP	Open Porch	24	43.560	1,045
	Net Sketched Area:	2,806	Total:	323,343
Size Ad	1626	Gross Are	3310	FinArea 1794

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	RRM	100	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

152.0-0007-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: